

Docket Item #3  
SPECIAL USE PERMIT #2004-0015

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request for a special use permit to operate a martial arts school.

**APPLICANT:** Kwang Weon Woo  
by James C. Pan, agent

**LOCATION:** 3400 & 3402 Commonwealth Avenue

**ZONE:** CSL/Commercial Service Low

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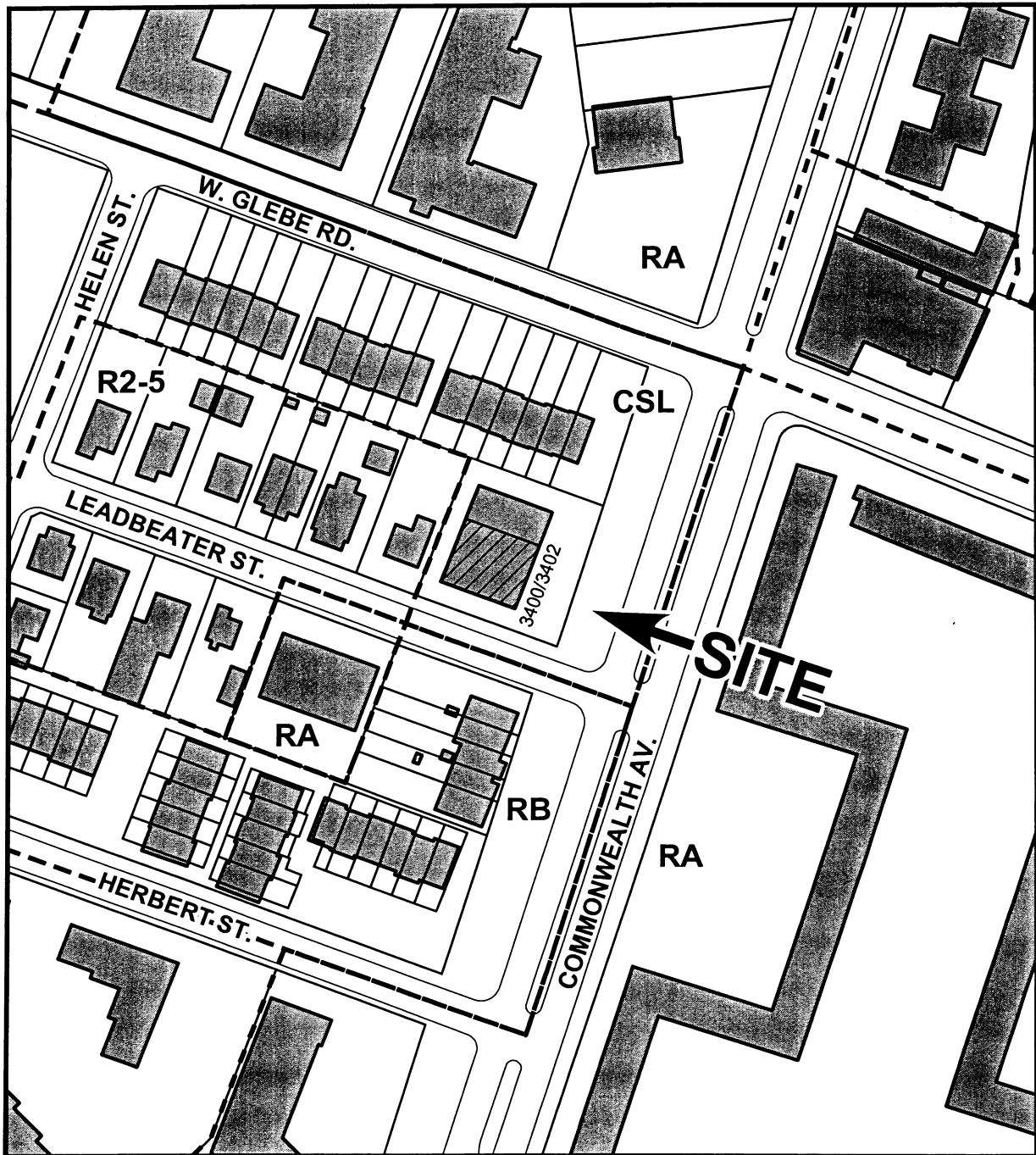
**PLANNING COMMISSION ACTION, JUNE 1, 2004:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

**PLANNING COMMISSION ACTION, MAY 4, 2004:** The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2004-0015**

**06/01/04**



## **I. DISCUSSION**

### REQUEST

The applicant, Kwang Weon Woo, represented by James C. Pan, requests special use permit approval for the operation of a martial arts school located at 3400 Commonwealth Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 113 feet of frontage on Commonwealth Avenue, 101 feet of depth and a total lot area of 12,396 square feet. The site is located on the corner of Leadbeater Street and Commonwealth Avenue, and is developed with a one story, masonry, 4,640 square foot commercial/industrial building and a parking lot. The subject building is divided into four tenant spaces, one of which is currently occupied by a dry cleaner. The applicant will occupy the two most northern tenant spaces and convert them into one space as shown on the attached plan. The remaining space is vacant.

In November 2002, City Council approved a special use permit to operate Stepping Stones, a private club, at this subject site but that SUP is no longer active.

### SURROUNDING USES

Residential properties surround the use on four sides. Institutional and commercial buildings are located about 150 to 200 feet away at the corner of Commonwealth Avenue and Glebe Road.

### PROJECT DESCRIPTION

This application is a request to operate a martial arts school offering instruction to both children and adults in Tae Kwon Do and Hap Ki Do. According to the applicant, the minimum age of children attending the school will be four years. The applicant states that between ten and 12 students will attend each class, with a maximum of 20 students present at any one time. Only one class will be conducted at any one time.

Hours of Operation: Classes will be held between 9:00 A.M. and 10:00 P.M., Monday through Friday, and between 9:00 A.M. and 3:00 P.M. on Saturday. The school will be closed on Sunday.

Employees: The business will be operated by one full-time and one part-time employee, for a total of two employees.

Trash: Garbage will be minimal and collected twice a week by a private contractor. Litter will be monitored by the business management. There will be no regular unloading of goods for the business.

PARKING

Section 8-200(A)(11) of the zoning ordinance requires a school which holds class for a maximum of 20 students at one time to provide ten parking spaces. Twenty-three parking spaces are provided on-site, 19 of which are independently accessible. The remaining four spaces are enclosed by a fence. Three spaces are required for the dry-cleaning business. If the vacant tenant space were occupied by either an office use, which is a permitted use, or a storage use, a use permitted with a special use permit, those uses would each require three independently accessible standard size parking spaces, thus leaving 13 spaces for the proposed martial arts school, more than is required.

ZONING / MASTER PLAN

The subject property is located in the CSL/Commercial Low Zone. Section 4-303(V) of the zoning ordinance allows a commercial school in the CSL zone only with a special use permit. The subject property is governed by the Potomac West Small Area Plan chapter of the Master Plan, which designates the property for low scale commercial uses.

**II. STAFF ANALYSIS**

Staff recommends approval of the operation of a martial arts school located at 3400 Commonwealth Avenue. The proposed site is part of what historically was a nonresidential corner, and the 1992 CSL zoning reflects the then existing uses, including a church, prior gas station, and the retail/office and restaurant uses on the northeast corner of the intersection of Commonwealth Avenue and East Glebe Road. The Small Area Plan envisioned this corner becoming a neighborhood serving cluster of businesses. However, with the development of the Commonwealth Crossing development on Glebe Road, the subject property became disconnected from its prior nonresidential neighbors and now stands alone among several residential developments. As a consequence, the best non-residential land use of the site is for a low intensity use. The proposed business reflects this vision and although the use is not entirely neighborhood serving, it is not one which is likely to have a negative impact on surrounding residential uses.

The applicant has agreed to site improvements, including landscaping and removing chain link fencing that encloses four parking spaces on both sides of the building, replacing it with something more attractive, and installing a sidewalk south of the property on a small section of the public right-of-way that is overgrown with weeds and not usable for pedestrians. Staff has included a condition to that effect.

Staff has also included a condition requiring a review of the business after it has been operational for one year. With these conditions, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the school shall be limited to between 9:00 A.M. and 10:00 P.M., Monday through Friday, and 9:00 A.M. and 3:00 P.M. on Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance to the business. (P&Z)
4. The number of students receiving instruction at any one time shall not exceed 20. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z)
7. The applicant shall install and maintain landscaping along the front of the property, pursuant to a landscape plan to include trees and evergreen screening along the parking areas to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Activities. (P&Z)
8. The applicant shall replace the chain link fence on the north and south side of the building, and install a sidewalk on the public-right of way located south of the property to the satisfaction of the Director of Planning and Zoning and the Director of Transportation & Environmental Services within six months from approval of the special use permit. (P&Z)
9. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

10. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
11. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees and a security survey for the business, which is to be completed prior to the business opening. (Police)
12. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
13. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Bettina Irps, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

##### Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 The current use is classified as M - Mercantile; the proposed use is A - Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy and compliance with USBC including but not limited to: limitations of exit travel distance, emergency and exit lighting, a fire alarm system, and accessibility for persons with disabilities.
- C-5 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.

- C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to the business opening.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.



# APPLICATION for SPECIAL USE PERMIT # 2004-0015

[must use black ink or type]

PROPERTY LOCATION: 3400 & 3402 COMMONWEALTH AVE

TAX MAP REFERENCE: 15.04-03-11 ZONE: CSL

APPLICANT Name: KWANG WEDN WOO

Address: 6700 FLEET DR. ALEXANDRIA, VA 22310

PROPERTY OWNER Name: AHMAD HOSSSEN

Address: 903 KING ST. ALEXANDRIA, VA 22314

PROPOSED USE: MARTIAL ARTS ACADEMY

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

JAMES C. PAN  
Print Name of Applicant or Agent

James C. Pan  
Signature

7000 VANTAGE DR. ALEX  
Mailing/Street Address

703-660-6120 703-660-6168  
Telephone # Fax #

ALEXANDRIA VA 22306  
City and State Zip Code

2/18/04  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☒ the Owner ☐ Contract Purchaser  
☐ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

KWANG WEON WOO, 6700 FLEET DR. ALEXANDRIA, VA 22310 100%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☒ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

SEE ATTACHED

## YONG IN MARTIAL ARTS ACADEMY

We are planning to open a martial arts training center for children and adults at this location. Martial arts trains your body and mind for discipline and self confidence.

### For Children:

- The martial arts is great for children.
- It will increase sense of responsibility and improve children's self-esteem,
- and decrease in the willingness to take foolish risks.
- The martial arts also teaches children discipline and good behavior,
- also teach children essential self-defense skills.

### For Adults:

- It is a fun fulfilling workout.
- Relieve stress
- Give you confidence.
- Could save your life.
- Teach self-defense for life.

### Operating hours:

- |                         |                    |
|-------------------------|--------------------|
| • Monday through Friday | 9:00 AM to 9:00 PM |
| • Saturday              | 9:00 AM to 2:00 PM |
| • Sunday                | Close              |

### Student's ages:

- |            |                            |
|------------|----------------------------|
| • Children | From 4 years old to adults |
|------------|----------------------------|

### Capacity of Academy:

- In training center, the maximum students we can have in a class are 20 students. Most of the training classes will have 10 to 12 students at most.
- Each class lasts for 50 minutes with 10 minutes break time.

### Parking:

- School age students will be dropped off and picked up by parents.
- There are ample parking spaces in the Delray Center parking lot for other students.

# USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

☒ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ expansion or change to an existing use with a special use permit,

☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

MAXIMUM CAPACITY - 20 STUDENTS AT ALL TIME

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

2 EMPLOYEES (1 FULL TIME 9AM TO 9PM, 1 PART TIME FROM 3PM TO 9PM)

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MON → FRI

9AM - 9PM

SAT

9AM - 2PM

SUN.

CLOSE

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

YELLING IS PART OF TRAINING DURING THE CLASSES.  
DOES NOT HAVE ANY MECHANICAL EQUIPMENT IN ACADEMY AT ALL.

B. How will the noise from patrons be controlled?

DURING TRAINING CLASSES, TELLING MAY BE A PART  
OF EXERCISE THAT WILL BE SUPERVISED BY INSTRUCTOR.  
THERE IS NO OTHER TYPES NOISE IN TRAINING ACADEMY

8. Describe any potential odors emanating from the proposed use and plans to control them:

NONE

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

ACADEMY IS SAME AS GTM. STUDENTS DO PRACTICE ON SITE  
DONOT GENERATE TRASH EXCEPT NORMAL OFFICE TRASH ONLY

B. How much trash and garbage will be generated by the use?

ORDINARY OFFICE OPERATION WILL ONLY GENERATE  
MINIMUM OFFICE TRASH AND WILL BE HANDLED BY MANAGER  
ON DUTY.

C. How often will trash be collected?

TRASH WILL BE COLLECTED DAILY IN ACADEMY

D. How will you prevent littering on the property, streets and nearby properties?

MANAGER ON DUTY WILL BE RESPONSIBLE FOR CLEANING & MONITORING  
IN AND SURROUNDING AREA OF ACADEMY.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

MANAGER WILL BE RESPONSIBLE FOR THE SAFETY OF ALL  
PERSONS IN THE ACADEMY.

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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## PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

6

- B. How many parking spaces of each type are provided for the proposed use:**

5

## Standard spaces

4

## Compact spaces

**L**

**Handicapped accessible spaces.**

Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

**If the required parking will be located off-site, where will it be located:**

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **PARKING REDUCTION SUPPLEMENTAL APPLICATION**.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? NONE

- B. How many loading spaces are available for the use? NONE

- C. Where are off-street loading facilities located? NONE



D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

YES.

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

2310 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2310 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

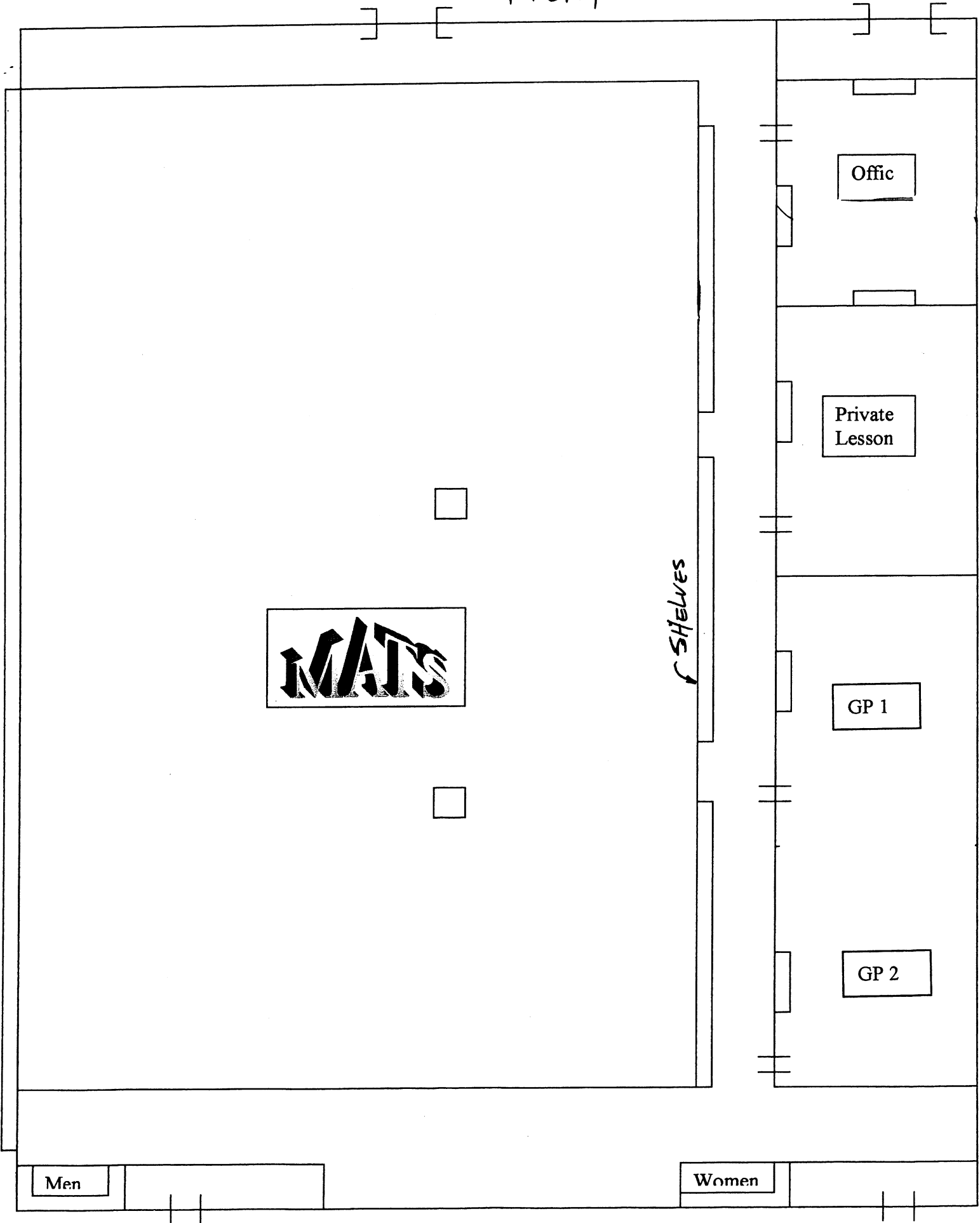
☒ a shopping center. Please provide name of the center: DELRAY CENTER

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other, please describe: \_\_\_\_\_

FRONT

SUP 2007-0015

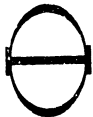


SUP-2004-001

For use as plot plan  
SUP-2004-

LEWIS & ASSOCIATES LTD.  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
117 KING ST. ALEXANDRIA, VIRGINIA 22304  
(703) 834-0950

PARS  
ORIENTAL  
3808 COMMONWEALTH AVENUE  
ALEXANDRIA, VIRGINIA  
(703) 834-0950



CID ENGINEERING, INC.  
17024 BRIARDALE ROAD  
ROCKVILLE, MARYLAND 20855  
(T) 301 963-9050  
(F) 301 869-5851

GRAPHIC SCALE  
1" = 10'-0"

DATE: 1/14/02  
BY: [Signature]  
CHECKED BY: [Signature]

Drawn By: [Signature]  
Checked By: [Signature]

Revised: [Signature]  
Drawing Name: [Signature]  
Date: [Signature]

ELECTRICAL PLAN  
SCHEDULE & RISER

E-1

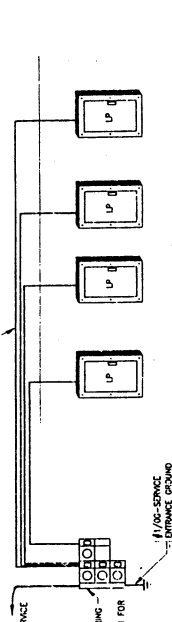
CODE ENFORCEMENT BUREAU  
117 KING ST. ALEXANDRIA, VIRGINIA 22304  
1-888-867-3000  
SUBJECT TO REVIEW  
DATE: 1/14/02  
BY: [Signature]  
CHECKED BY: [Signature]

### ELECTRIC SERVICE NOTES:

- CONTACT POWER COMPANY AND PROVIDE INFORMATION FOR SERVICE.
- MAIN LUGS AND METER LOCATION SHALL BE APPROVED BY THE CITY AND BE CONNECTED TO METER ENCLOSURE. THE METER SHALL BE PERMANENT AND LEGIBLE INSIDE AND OUTSIDE THE METER ENCLOSURE.
- CALL POWER COMPANY FOR COORDINATION AND APPROVAL OF SERVICE PRIOR TO ANY PURCHASE OF ANY MATERIAL AND EQUIPMENT. CALL 1-888-867-3000.
- THE LOCATION AND TYPE OF METER SERVICE MUST BE APPROVED BY POWER COMPANY. ARRANGE METER LOCATION SO THAT THE CENTER OF EACH METER IS NOT MORE THAN 8 FEET OR LESS THAN 4 FEET ABOVE FINISHED GRADE.
- SUPPLY AND INSTALL THE OVERHEAD SERVICE ENTRANCE CABLE AND ACCESSORIES AS REQUIRED BY POWER COMPANY. SERVICE ENTRANCE CABLE SHALL BE OF CONTINUOUS LENGTH WITHOUT SPICES AND INSTALLED COMPLETELY VISIBLE ON THE OUTSIDE OF BUILDING FROM THE SERVICE ROAD TO POINT OF METERING.
- SERVICE ENTRANCE CABLE SHALL HAVE WATERPROOF CONNECTIONS WHERE ENTERING AND EXITING METER BASE.
- COORDINATE WITH POWER COMPANY FOR ALL ABOVE WORK, INCLUDING ANY REQUIRED ADDITIONAL MATERIAL, INCLUDING POLES AND OTHER WORK, PRIOR TO SUBMITTING YOUR BID.

THIS IS A FIELD COPY  
AT THE JOB SITE FOR INFORMATION  
AT ALL TIMES.

JAN 14 2002



ELECTRIC RISER DIAGRAM (Service not part of this permit) See ELE 2002-00301 for Service

### NOTE

- PROVIDE GROUNDING IN ACCORDANCE WITH NEC ARTICLE 250. PROVIDE GROUNDING ELECTRODE CONNECTIONS SHALL PROVIDE A SINGLE POINT GROUND FOR THE BUILDING, AND SHALL BE CONNECTED TO BUILDING STRUCTURAL STEEL AND THE METAL WATER PIPE SERVING THE BUILDING WITHIN 5 FT FROM ENTRANCE TO THE BUILDING.

1/14/02

DATE 1/14/02

### PANEL SCHEDULE

TYPE		SURFACE		1 PHASE, 3 WIRES, FULL NEUTRAL		HOUSE ONLY		BRANCHES		CIRCUIT BREAKERS		WIRE		SERVICES TO		TYPICAL PANEL FOR EACH TENANT		LP		A.I.C. = 10,000	
C		WIRE		SERVICES TO		NO. OF		NO. OF		NO. OF		NO. OF		NO. OF		NO. OF		NO. OF		NO. OF	
3/4"		2/12x126		RECEPTACLES		1		20		2		20		2		20		2		20	
3/4"		2/12x126		RECEPTACLES		1		20		2		20		2		20		2		20	
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# Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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To: Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Justin Wilson, President

Date: April 30, 2004

Subject: SUP#2004-0015; Yong in Marshal Arts Academy, 3400-02  
Commonwealth Avenue. Request to operate a martial arts school.  
Zoned CSL/Commercial Service Low.  
Applicant: Kwang Weon Woo, by James C. Pan, agent

PC Docket Item # 4  
SUP 2004-0015

The applicant, Master Woo, and his agent, Mr. Pan, attended the Land Use committee meeting on April 15, 2004 to present their proposal. We had distributed flyers and the item was announced in the Association newsletter. We received no inquiries in response.

Master Woo plans to operate between the hours of 9 AM until 9 PM, Monday - Friday, and 9 AM until 2 PM on Saturday. Classes will last approximately 1 hour for a maximum of 20 students present at one time. Ages of the students will range between 4 years through Adult. Two employees will staff the school.

The site has sufficient on-site parking for the use and there is additional street parking available adjacent to the site.

The owner of an adjacent business voiced support for the request.

The school will occupy two of the four retail space located in a small commercial/retail building surrounded by residential uses. The previous proposed tenant, Stepping Stones, was opposed by the surrounding residential neighbors for several reasons; the hours of operation, number of patrons, parking, and the Club's purpose. The proposed school, while similar in the hours of operation, will generate far fewer users and demand for parking. Whereas LUC requested many site improvements for the previous SUP, we make no recommendations here.

The committee recommended to *support the application and kindly suggests that Master Woo consider a relationship with the Cora Kelly After School program.*

At their April 29, 2004 meeting, the Executive Board voted in favor of the Land Use committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.

#4

# APPLICATION for SPECIAL USE PERMIT # 2004-0015

[must use black ink or type]

PROPERTY LOCATION: 3400 & 3402 COMMONWEALTH AVE

TAX MAP REFERENCE: 15.04-03-11 ZONE: CSL

APPLICANT Name: KWANG WEON WOO

Address: 6700 FLEET DR. ALEXANDRIA, VA 22310

PROPERTY OWNER Name: AHMAD HOSSSEN

Address: 903 KING ST. ALEXANDRIA, VA 22314

PROPOSED USE: MARTIAL ARTS ACADEMY

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

JAMES C. PAN  
Print Name of Applicant or Agent

James C. Pan  
Signature

7000 VANTAGE DR. ALEX  
Mailing/Street Address

703-660-6120 703-660-6168  
Telephone # Fax #

ALEXANDRIA VA 22306  
City and State Zip Code

2/18/04  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 06/01/04 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 6/12/04 Approved 6-0